



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Project 111 Short Plat

Proposal Address: 3828 120th Ave SE

Proposal Description: Preliminary Short Plat approval to subdivide an existing parcel into two single family lots within the R-5 zoning district.

File Number: 18-111651-LN

Applicant: Joe Naeseth, MN Custom Homes LLC

Decisions Included: Preliminary Short Plat (Process II)

Planner: Veronica Guenther, Assistant Planner

State Environmental Policy Act Threshold Determination: Exempt

Department Decision: Approval with Conditions

Veronica Guenther, Assistant Planner
Development Services Department

Application Date: April 25, 2018

Notice of Application Date: May 31, 2018

Minimum Comment Period: April 14, 2018 (14 days)

Decision Publication Date: March 14, 2019

Project Appeal Deadline: March 28, 2019

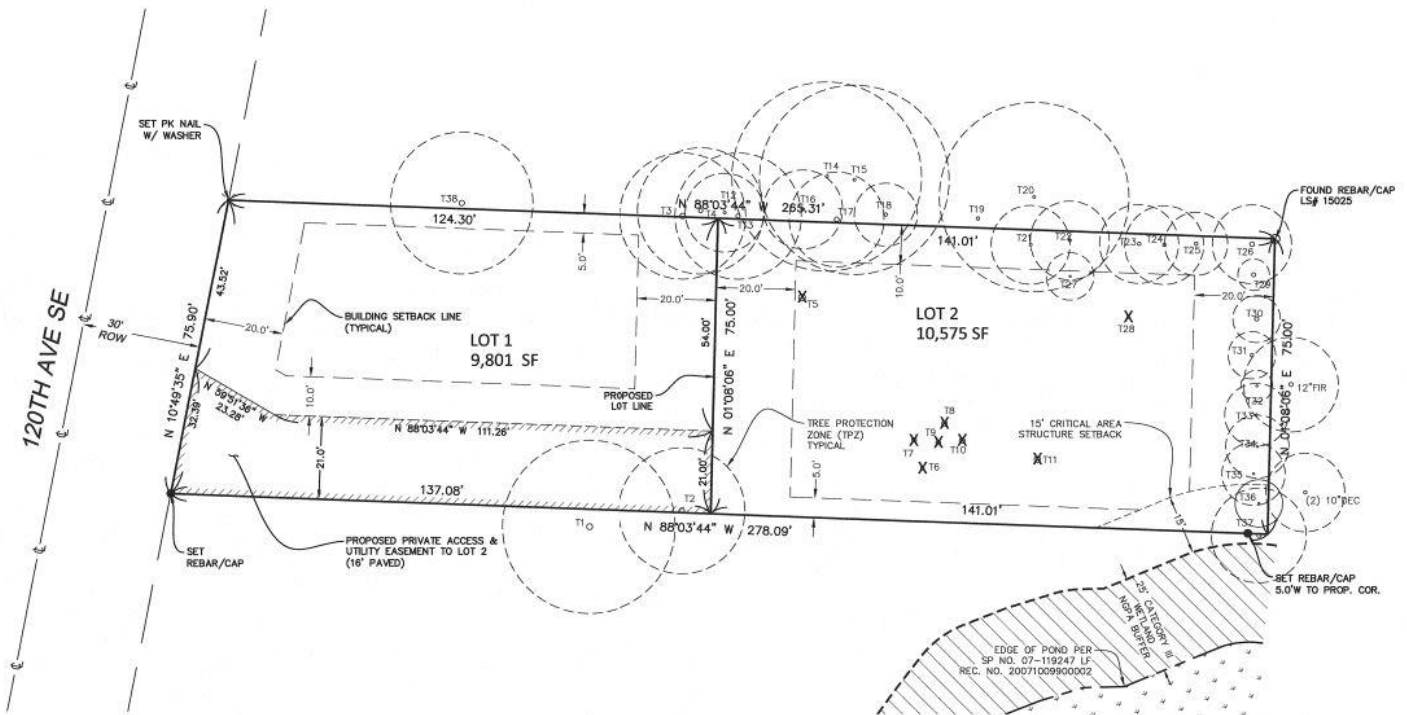
For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

I. DESCRIPTION OF PROPOSAL

The applicant is proposing to subdivide an existing parcel (20,376 square feet) into two single family lots (9,801 and 10,575 square feet). The site is zoned R-5 (a single family zoning district) and is located within the Factoria Subarea. The minimum lot size in R-5 zoning districts is 7,200 square feet. The site contains an existing single family home and detached shed both of which will be removed as part of the proposal. Access to the two lots will be from a joint-use access easement off of 120th Ave SE.

Figure 1 – Preliminary Short Plat Proposal

A PORTION OF THE SE 1/4, OF THE SW 1/4,
SEC 9, T 24N, R 5E, W.M.



II. SITE DESCRIPTION, ZONING, AND LAND USE CONTEXT

The subject site is located within an existing single-family neighborhood (see Figure 2). The site is bordered by single-family dwellings on all sides. The property is located in the Factoria Subarea and has a Comprehensive Plan designation of Single-Family High Density.

The site contains several significant trees comprised mainly of Douglas Fir, Western Red Cedar, and Black Cottonwood. An existing single-family home and detached shed are proposed to be removed as part of the proposal. Access to the site is gained via 120th Ave NE. The frontage of the property is unimproved (see Figure 3). The topography of the site slopes gently up from the street frontage and then downward from the center of the site. The site contains no Critical Areas as defined under LUC 20.25H.

The original site plan design was revised to move the driveway/access easement from the north to south side of the property and recognize the NGPA buffer and structure setback from the 2007 Hong Short Plat.

Figure 2 – Aerial Photograph



Figure 3 – Street Frontage



III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS

A. Zoning

The site and surrounding properties are zoned R-5, a single-family residential zoning district per LUC 20.10.200. The residential lots, proposed with this short plat application, are permitted within the R-5 land use district. Refer to Table 1 of Section III.B for discussion of dimensional requirements.

Figure 4 – Zoning Map



B. Consistency with Standard Land Use Code Requirements

Table 1 – Dimensional Requirements

BASIC INFORMATION		
Zoning District	R-5 Factoria Subarea Comprehensive Plan Designation: Single-Family High	
Gross Site Area	20,376 square feet	
ITEM	REQ'D/ALLOWED	PROPOSED
Minimum Lot Area	7,200 Square Feet	Lot 1: 9,801 Square Feet Lot 2: 10,575 Square Feet
Minimum Lot Width	60 Feet	Lot 1: 75 Feet (approx.) Lot 2: 75 Feet
Minimum Lot Depth	80 Feet	Lot 1: 124 Feet (approx.) Lot 2: 141 Feet (approx.)

Building Setbacks Front Yard Rear Yard Min. Side Yard 2 Side Yards	20 Feet 20 Feet 5 Feet 15 Feet	All setbacks meet or exceed the minimums required.
Access Easement Setbacks	10 Feet from easement	10 Feet from easement
Lot Coverage	40%	Evaluated under future building permit for each lot.
Maximum Hard Surface Coverage	80%	Evaluated under future building permit for each lot.
Maximum Impervious Surface	55%	Evaluated under future building permit for each lot.
Alternative Maximum Impervious Surface	55%	Evaluated under future building permit for each lot.
Tree Retention	30% of the diameter inches of significant trees on-site are required to be retained.	60% of the diameter inches of significant trees on-site. See Table 1

Table 1 – Tree Retention

TREE ID	SPECIES	DIAMETER (DBH)	TREES WITHIN SITE INTERIOR			TREE PROTECTION ZONE (TPZ) RADIUS
			WEIGHING FACTOR	WEIGHING DIAMETER	TREES SAVED	
T2	WESTERN RED CEDAR	16"	1	16"	16"	16'
T5	CHERRY	18"	1	18"	X	
T6	BLACK COTTONWOOD	12"	0.5	6"	X	
T7	BLACK COTTONWOOD	16"	0.5	8"	X	
T8	BLACK COTTONWOOD	16"	0.5	8"	X	
T9	BLACK COTTONWOOD	16"	0.5	8"	X	
T10	BLACK COTTONWOOD	16"	0.5	8"	X	
T11	BLACK COTTONWOOD	18"	0.5	8"	X	
T21	DOUGLAS FIR	10"	1	10"	10"	10'
T22	DOUGLAS FIR	10"	1	10"	10"	10'
T23	DOUGLAS FIR	10"	1	10"	10"	10'
T24	DOUGLAS FIR	10"	1	10"	10"	10'
T25	DOUGLAS FIR	8"	1	8"	8"	8'
T26	DOUGLAS FIR	10"	1	10"	10"	10'
T27	WESTERN RED CEDAR	6"	—	—	—	8'
T28	WESTERN RED CEDAR	10"	1	10"	X	
T29	DOUGLAS FIR	4"	—	—	—	
T30	DOUGLAS FIR	6"	—	—	—	
T31	DOUGLAS FIR	6"	—	—	—	
T32	DOUGLAS FIR	4"	—	—	—	
T33	DOUGLAS FIR	8"	1	8"	8"	
T34	DOUGLAS FIR	8"	1	8"	8"	
T35	DOUGLAS FIR	8"	1	8"	8"	
T36	DOUGLAS FIR	6"	—	—	—	
TOTAL				162"		
REQUIRED RETENTION				30% (48.6")		
PROPOSED RETENTION				60% (98")	98"	

X = TREE TO BE REMOVED
— = NON-SIGNIFICANT TREE

See related conditions of approval in Section X of this report.

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

Project is exempt from SEPA review as it does not exceed the exemption levels for new construction found in WAC 197-11-800(6) or as amended by the City of Bellevue Environmental Procedures Code BCC 22.02.032.

V. SUMMARY OF TECHNICAL REVIEWS

A. Utilities Review

Storm Drainage

The project will be required to mitigate for minimum requirements 1-5 from the Department of Ecology. The applicant has proposed to use dispersion to meet the requirement. The historical downstream flow path will be maintained with construction of the dispersion trench.

Water

The water supply for this project will connect to a 6" City of Bellevue water main located in 120th Ave SE. The development proposes to reuse the existing 1" water meter for lot 1 and install a second water meter for lot 2.

Sewer

Sewer service for the short plat proposes to reuse the existing side sewer stub for both lots using a private joint use side sewer. A private joint use side sewer easement with joint use language will be required.

Refer to Conditions of Approval regarding Utilities in Section X of this report.

B. Fire Department Review

All structures shall be within 150 feet from an approved access roadway. Where a fire apparatus access roadway is required, a minimum of 20'-0" clear width and 13' 6" vertical clearance shall be provided. All private access roadways exceeding 150 feet in length shall be designed and constructed with an approved turnaround area per City Engineering standards, a maximum grade of 15% and a traffic index of 4.5, or as otherwise approved by the Fire Department. Access roads serving no more than two Group R-3 occupancies shall have an unobstructed width of 16 feet.

Refer to Conditions of Approval regarding Fire in Section X of this report.

C. Transportation Review

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit.

Prior to final short plat approval, the developer must complete all transportation improvements at the developer's expense (BCC 14.60.110); or provided that all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device.

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance.

Site Access

The proposed short plat will subdivide the existing parcel into two single family lots. The parcel has one existing single-family residence that has access via a single family driveway off 120th Avenue SE. The existing driveway is located on the north side of the property. 120th Avenue SE is a two-lane road classified as a local street.

The proposed access to the two subdivided lots (Lot 1 and Lot 2) will be through a 16-foot paved joint-use driveway within a 21-foot Access and Utility Easement off of 120th Avenue SE on the south side of the property, as shown on the approved plans. No other access connection to city right-of-way is authorized. The existing driveway which serves the existing house must be removed. Street frontage improvements matching adjacent improvements must be provided at the location of the removed driveway.

Street names and site addresses will be determined by the City's Parcel and Address Coordinator.

Street Frontage Improvements and Private Road Requirements

The Project 111 2-lot short plat is located on the east side of 120th Avenue NE and bordered by single family lots to the north, south, and east. There is currently heavy vegetation along the frontage of 120th Avenue SE within the right-of-way and a utility pole on the south side of the property. 120th Avenue SE is a two-lane local road with no curb, gutter and sidewalks. For consistency with the existing character of the neighborhood, curb, gutter and sidewalk are not required for this project.

The project street frontage improvements and private road requirements include:

1. Construct a new asphalt driveway approach on 120th Avenue SE on the south side of the property.
2. Construct a joint-use driveway with a minimum width of 16 feet.
3. The joint-use driveway shall be located within a minimum 21-foot wide easement.
4. Maintain existing vegetation within the City's right-of-way along 120th Avenue SE, west of the property and north of the new driveway approach. If necessary to meet the sight distance requirements, existing vegetation near the driveway must be trimmed.
5. Street lighting shall meet City of Bellevue's minimum standards. An AGI analysis will be required to verify that minimum light levels are met.

6. Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.
7. The joint-use driveway shall accommodate grading for future roadway widening, curb, planter and sidewalk. The driveway shall be limited to a maximum grade of 10% for 20 feet past the back of the future improvements and a maximum grade of 15% thereafter.
8. Concrete curb and gutter is required along the joint-use driveway where the road exceeds 8% in grade.

The design of the improvements and the final engineering plans showing those site improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit.

Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit.

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it. Near the development site 120th Avenue SE is classified as Standard Trench restoration.

Sight Distance

The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle. The applicant has made a preliminary review at the driveway access location and has shown that the minimum sight distance can be met.

Transportation Impacts and Mitigation

City staff has analyzed the potential short-term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Due to the minimal number of new p.m. peak hour trips to be generated by the Project 111 2-Lot Short Plat, traffic impacts from this development will be minor in nature. Therefore, no additional mitigation is required other than payment of the transportation impact fee and the project site improvements.

Refer to Conditions of Approval regarding Transportation in Section X of this report.

D. Clearing and Grading Review

This application is approved for Clearing and Grading without condition. The following comments concern eventual Clearing and Grading permit for infrastructure construction.

CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (CSWPPP)	A CSWPPP is required for all clearing and grading permit applications. It must include a narrative, drawings, and a turbidity and pH monitoring plan. Short form CSWPPP can be used for this project.	Clearing and Grading Development Standards
EROSION AND SEDIMENTATION CONTROL - MINIMUM REQUIREMENT 2	Clearing and Grading and erosion and sedimentation control (ESC) drawings are required for this permit application.	BCC 23.76.090 and Clearing and Grading Development Standards
TREE PROTECTION	Significant trees that are scheduled for retention must be protected during construction.	Clearing & Grading Development Standards
CLEARING AND GRADING LIMITS	Clearing & Grading limits must be presented in the clearing & grading permit application. The limits should encompass the areas where work is proposed (including utilities and frontage improvements). The limits should exclude development of the future individual lots.	Clearing & Grading Development Standards
CONSTRUCTION SEQUENCE	A construction sequence is required on the ESC drawing. The sequence should include all erosion control and construction milestones.	Clearing & Grading Development Standards
RAINY SEASON RESTRICTIONS	The project site is subject to rainy season restrictions. Specific approval from the Department of Planning and Community Development is required to begin or continue clearing & grading activities during the rainy season (Oct.1 through Apr. 30).	BCC 23.76.093
TURBIDITY MONITORING PLAN	Turbidity monitoring and pH may be required for this project.	Clearing and Grading Development Standards
ROCKERY REQUIREMENTS	Rockerries or modular block walls that exceed 48" in height (as measured from the bottom of the base rock to the top) must be designed by a licensed geotechnical engineer. The design and calculations must be submitted to the Clearing & Grading reviewer during review of the Clearing & Grading Permit. Rockeries that exceed 30" in VISIBLE height are considered a structure according to the Land Use Code and are not permitted within structure setbacks.	BCC 23.76.085 & 086

POST CONSTRUCTION SOILS	For sites that must comply with Minimum Requirement #5, as set forth in BCC 24.06.065, all soils in disturbed areas that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope must be amended with organic matter. Amended soils must meet the specifications of BMP2017 NDP-1, as part of permanent site stabilization.	Clearing and Grading Development Standards
ABATEMENT SECURITY	An abatement security device is required for all projects that involve more than 5,000 square feet of clearing and/or more than 50 cubic yards of excavation and/or fill. The amount of the security will be determined based upon an estimated construction cost for erosion and sedimentation control measures. Currently, the acceptable forms for abatement security device include assignment of savings, irrevocable letter of credit and bond. The abatement security device must be established and an original of the signed forms must be submitted to the clearing and grading reviewer before the permit can be issued.	BCC 23.76.140

VI. PUBLIC COMMENT

Application date: April 25, 2018
 Public Notice (500 feet): May 31, 2018
 Minimum Comment Period: April 14, 2018 (14 days)

The City notified the public of this proposal on May 31, 2018, with mailed notice and publication in the Weekly Permit Bulletin and The Seattle Times. A public information sign was also installed on the site the same day. The City received no written public comments regarding the proposal.

VII. CHANGES TO PROPOSAL BECAUSE OF STAFF REVIEW

The original design was revised to move the driveway/access easement from the north to south side of the property and recognize the NGPA buffer and structure setback from the 2007 Hong Short Plat.

VIII. DECISION CRITERIA:

Land Use Code 20.45B.130B Decision Criteria for a Preliminary Short Plat:

The Director may approve or approve with modifications an application for a Preliminary Short Plat if:

- 1. The Preliminary Short Plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.**

Finding: City codes ensure public health, safety and general welfare through development code requirements. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. Conceptual review has been completed on the preliminary information submitted at the time of this application. The review has no implied approvals for water, sewer and storm drainage components of

the project. Initial plan review for water, sewer and storm drainage will be completed under the building permit submittals. Drainage approval will occur under the building permit. Separate water UC and sewer UA permits will be required for connection to water and sewer after building permit approval. Any unused water or sewer stubs and services are required to be abandoned back to the mains. Final civil engineering may require changes to the site layout to accommodate the utilities.

2. The public interest is served by the short subdivision.

Finding: The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan, while ensuring compliance with City codes and standards.

3. The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.

Finding: The preliminary short plat considers the physical characteristics of the site by adequately responding to the existing topography, which slopes gently up from the street frontage and then downward from the center of the site. In addition, the driveway/access easement has been proposed in a location that minimizes impacts to trees and is at an appropriate distance from existing access points in the vicinity of the subject site.

4. The proposal complies with all applicable provisions of the Land Use Code (BCC Title 20), the Utility Code (BCC Title 24), and the City of Bellevue Development Standards.

Finding: As conditioned, the proposal complies with the Land Use Code requirements for the R-5 land use district, the Utility Code and the City of Bellevue Development Standards.

Land Use Code Requirements:

A. Dimensional Requirements: Refer to Section III.B of this report for dimensional requirements.

Response: All lots shown can be developed, without the need for a variance, in accordance with the City of Bellevue Land Use Code requirements, including the R-5 land use district dimensional requirements. **Refer to Conditions of Approval regarding Variance restriction in Section X of this report.**

B. Significant Tree Preservation: Tree preservation requirements pursuant to LUC Section 20.20.900.D.3 require the retention of 30% of the diameter inches of significant trees on the site. Per to LUC Section 20.20.900.G an applicant may request a modification of the tree retention requirements set for in subsection D pursuant to LUC 20.20.900.G.2.

Response: The subject property contains 162 diameter inches of significant

trees. Therefore, the applicant is required to preserve a minimum of 48.6 diameter inches of significant trees onsite. The applicant proposes to retain 98 inches of the existing trees onsite or 60% of the total existing diameter inches on site. The retained trees include a 16" Western Red Cedar (T2), 5 10-inch Douglas Firs (T21, T22, T23, T24, T26), and 4 8-inch Douglas Firs (T25, T33, T34, T35). Tree protection and limitations on disturbance within driplines will be required during any construction activity.

Refer to Conditions of Approval regarding tree protection and tree retention in Section X of this report.

5. The proposal is in accord with the Comprehensive Plan (BCC Title 21).

Finding: The site is located within the Factoria Subarea. The Comprehensive Plan specifies Single-Family High Density development for this property, consistent with the R-5 land use designation. In addition, the proposal complies with applicable Comprehensive Plan policies City-Wide and for this Subarea, including the following:

The single-family homes are, by use type, compatible with surrounding neighborhoods (S-FA-4). The proposal helps meet Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-5) and provides new residential development to the maximum density allowed on the net buildable acreage (LU-6).

6. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.

Finding: As conditioned, each lot can reasonably be developed to current R-5 dimensional standards without requiring a variance. Existing structures over 30 inches within the proposed setbacks will be required to be removed as part of the proposal.

Refer to Conditions of Approval regarding the variance and demolition restrictions in Section X of this report.

7. All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.

Finding: The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access locations, necessary sidewalk easements and other required improvements are either existing, planned or conditioned as part of this approval, to accommodate the use of these lots.

Refer to Conditions of Approval regarding infrastructure improvements and access design and maintenance in Section X of this report.

IX. CONCLUSION AND DECISION:

After conducting the various administrative reviews associated with this proposal,

including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of the Development Services Department (DSD) does hereby **APPROVE** the Project 111 Preliminary Short Plat **WITH CONDITIONS**.

This approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval unless the applicant files for an extension at least 30 days prior to the expiration and the extension is granted pursuant to LUC 20.45B.150 and 160.

X. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances including but not limited to:

Applicable Codes, Standards & Ordinances	Contact Person
Clearing & Grading Code – BCC 23.76	Savina Uzunow, (425)-452-7860
Construction Codes – BCC Title 23	Building Divisions, (425) 452-6864
Fire Code – BCC 23.11	Glen Albright, (425)-452-4270
Land Use Code – BCC Title 20	Veronica Guenther, (425) 452-2044
Noise Control – BCC 9.18	Veronica Guenther, (425) 452-2044
Transportation Develop. Code – BCC 14.60	Randa Kiriakos, (425)-452-2569
Traffic Standards Code 14.10	Randa Kiriakos, (425)-452-2569
Right-of-Way Use Code 14.30	Tim Stever, (425) 452-4294
Utility Code – BCC Title 24	Mark Dewey, (425) 452-6179

A. GENERAL CONDITIONS:

1. Preliminary Design, Utility Code and Engineering Standards

Conceptual review has been completed on the preliminary information submitted at the time of this application. The review has no implied approvals for water, sewer and storm drainage components of the project. Initial plan review for water, sewer and storm drainage will be completed under the building permit submittals. Drainage approval will occur under the building permit. Separate water UC and sewer UA permits will be required for connection to water and sewer after building permit approval. Any unused water or sewer stubs and services are required to be abandoned back to the mains. Final civil engineering may require changes to the site layout to accommodate the utilities.

AUTHORITY: BCC Title 24.02, 24.04, 24.06
REVIEWER: Mark Dewey, Utilities

B. CONDITIONS PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:

1. Right of Way Use Permit

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Tim Stever, (425) 452-4294

2. Off-Street Parking

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation, or demolition permit.

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Tim Stever, (425) 452-4294

3. Engineering Plans

A street lighting plan, channelization plan, and site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the private road or shared driveway, the connection to 120th Avenue SE, pavement restoration in 120th Avenue SE, mailbox location, and sight distance. Appropriate standard drawings from the

Transportation Department Design Manual must be included in the engineering plans.

The following infrastructure improvements are required to be constructed and shown on the engineering plans:

1. Construct a new asphalt driveway approach on 120th Avenue SE on the south side of the property.
2. Construct a joint-use driveway with a minimum width of 16 feet.
3. The joint-use driveway shall be located within a minimum 21 foot wide easement.
4. Maintain existing vegetation within the City's right-of-way along 120th Avenue SE, west of the property and north of the new driveway approach. If necessary to meet the sight distance requirements, existing vegetation near the driveway must be trimmed.
5. Street lighting shall meet City of Bellevue's minimum standards. An AGI analysis will be required to verify that minimum light levels are met.
6. Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.
7. The joint-use driveway shall accommodate grading for future roadway widening, curb, planter and sidewalk. The driveway shall be limited to a maximum grade of 10% for 20 feet past the back of the future improvements and a maximum grade of 15% thereafter.
8. Concrete curb and gutter are required along the joint-use driveway where the road exceeds 8% in grade

Construction of all street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual; and Americans with Disabilities Act.

REVIEWER: Randa Kiriakos, (425) 452-2569

4. Fire Department Access

All structures shall be within 150 feet from an approved access roadway. Where a fire apparatus access roadway is required, a minimum of 20'-0" clear width and 13' 6" vertical clearance shall be provided. All private access roadways exceeding 150 feet in length shall be designed and constructed with an approved turnaround area per City Engineering standards, a maximum grade of 15% and a traffic index of 4.5, or as otherwise approved by the Fire Department. Access roads serving no more than two Group R-3 occupancies shall have an unobstructed width of 16 feet.

AUTHORITY: 2015 International Fire Code

REVIEWER: Glen Albright, Bellevue Fire Department

5. Sight Distance

The proposed driveway access onto 120th Avenue SE shall meet City of Bellevue's minimum sight distance requirements. If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawings RL-100-1 and RL-120-1, existing vegetation near the access point on 120th Avenue SE must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240
REVIEWER: Randa Kiriakos, (425) 452-2569

6. Pavement Restoration

The city's pavement manager has determined that this segment of 120th Avenue SE will require standard trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 23 of the Design Manual and standard drawings RC-190-1 through RC-220-1. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard #23
REVIEWER: Tim Stever, (425) 452-4294

7. Tree Protection

To mitigate adverse impacts to trees to be retained during construction:

- A. Clearing limits shall be established for retained trees within the developed portion of the site, outside of drip lines. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits prior to initiation of any clearing and grading.
- B. No excavation, clearing, or soil placement should be performed within drip lines of retained trees except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the city.

AUTHORITY: Bellevue City Code 23.76.060
REVIEWER: Veronica Guenther, Development Services Department, (425)452-2044

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

1. Infrastructure Improvements

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be completed prior to approval of the final short plat. If all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Improvements must be approved by the Transportation Department inspector before they are deemed complete.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241, 260, and Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19
REVIEWER: Randa Kiriakos, (425) 452-2569

2. Access Design and Maintenance

The final Subdivision map shall include a note that specifies that the owners of lots served by the joint-use driveway are jointly responsible for maintenance and repair of joint-use driveway. Also, the final Subdivision map must include a note that specifies that the joint-use driveway will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed.

AUTHORITY: BCC 14.60.130
REVIEWER: Randa Kiriakos, (425) 452-2569

3. Tree Preservation Plan

A Tree Preservation Plan consistent with the proposed plans in Attachment A shall be recorded with the final short plat mylar. The plan shall portray the drip-line, the diameter size, and common name of each significant tree to be retained at the time of recording. The Tree Preservation Plan must contain the following note:

“Tree Preservation Plan”:

Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting, or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur within the drip-line of trees shown on the Tree Preservation Plan, unless required or approved by the City. Activities in violation of this covenant are subject to penalty, including without limitation, fines and mitigation requirements. The City of Bellevue shall have the right, but not the obligation, to enforce the requirements, terms and conditions of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant.”

During future home construction, the dripline of the trees to be saved shall be fenced to prevent clearing & grading activities within the dripline area.

AUTHORITY: Land Use Code 20.20.520.E, LUC 20.20.900
REVIEWER: Veronica Guenther, Development Services Department, (425) 452-2044

4. Demolition of existing structures within proposed setbacks

All existing structures within required minimum structure setbacks must be removed prior to approval of the final short plat. The applicant shall apply for a building permit to remove the structures.

AUTHORITY: Land Use Code 20.20.010, 20.45B.130.A.6

REVIEWER: Veronica Guenther, Development Services Department, (425) 452-2044

5. Variance Restriction

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance. The following language shall be placed on the final short plat document:

“Variance restriction: Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.”

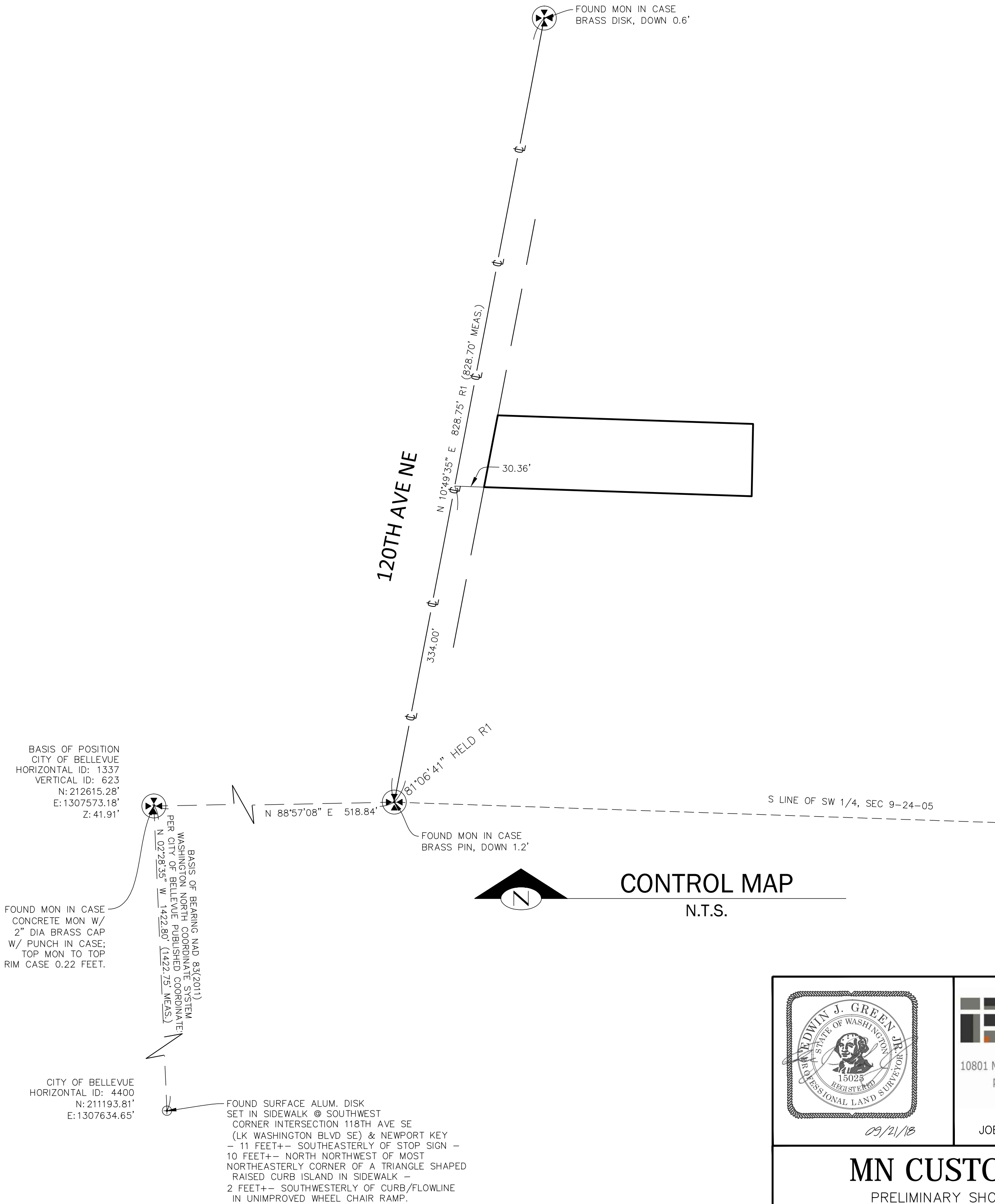
AUTHORITY: Land Use Code 20.45B.130.A.6

REVIEWER: Veronica Guenther, Development Services Department, (425) 452-2044

ATTACHMENTS

Project Drawings

A PORTION OF THE SE 1/4, OF THE SW 1/4,
SEC 9, T 24N, R 5E, W.M.



OWNER:
MN CUSTOM HOMES
1412 112TH AVE NE
BELLEVUE, WA 98004

APPLICANT:
MN CUSTOM HOMES

SITE ADDRESS:
3828 120TH AVE SE
BELLEVUE, WA 98006

TAX PARCEL NUMBER:
544830-0370

ZONING:
R-5

AREA:
TOTAL SITE AREA IS 20,376± SQUARE FEET OR 0.47± ACRES.

BUILDING SETBACKS:
FRONT 20'
REAR 20'
SIDE 15' TOTAL (5' MIN.)

METHOD OF SURVEY:
INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.

UNDERGROUND UTILITIES:
BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRANE ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

VERTICAL DATUM:
CITY OF BELLEVUE BM #623 (NAVD88)
CASED CONCRETE MON W/2" BRASS CAP WITH PUNCH @ INTX LK WASHINGTON BLVD SE & SE 40TH ST, ELEVATION= 41.91"

BASIS OF BEARINGS:
NAD 83(2011) WASHINGTON NORTH COORDINATE SYSTEM PER CITY OF BELLEVUE CONTROL POINTS 1337 AND 4400

REFERENCES:
R1. RECORD OF SURVEY, VOL. 43, PG. 19.
RECORDS OF KING COUNTY, WASHINGTON.

LEGAL DESCRIPTION:
TRACT 40, MERCER, ACCORDING TO THE PLAT RECORDED IN VOLUME 17 OF PLATS, PAGE 8, IN KING COUNTY, WASHINGTON;
EXCEPT THE NORTH 75 FEET THEREOF.

SPECIAL EXCEPTIONS PER TITLE REPORT:



09/21/18

Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

JOB #171230 DATE: 10/15/18

MN CUSTOM HOMES
PRELIMINARY SHORT PLAT



**City of
Bellevue**

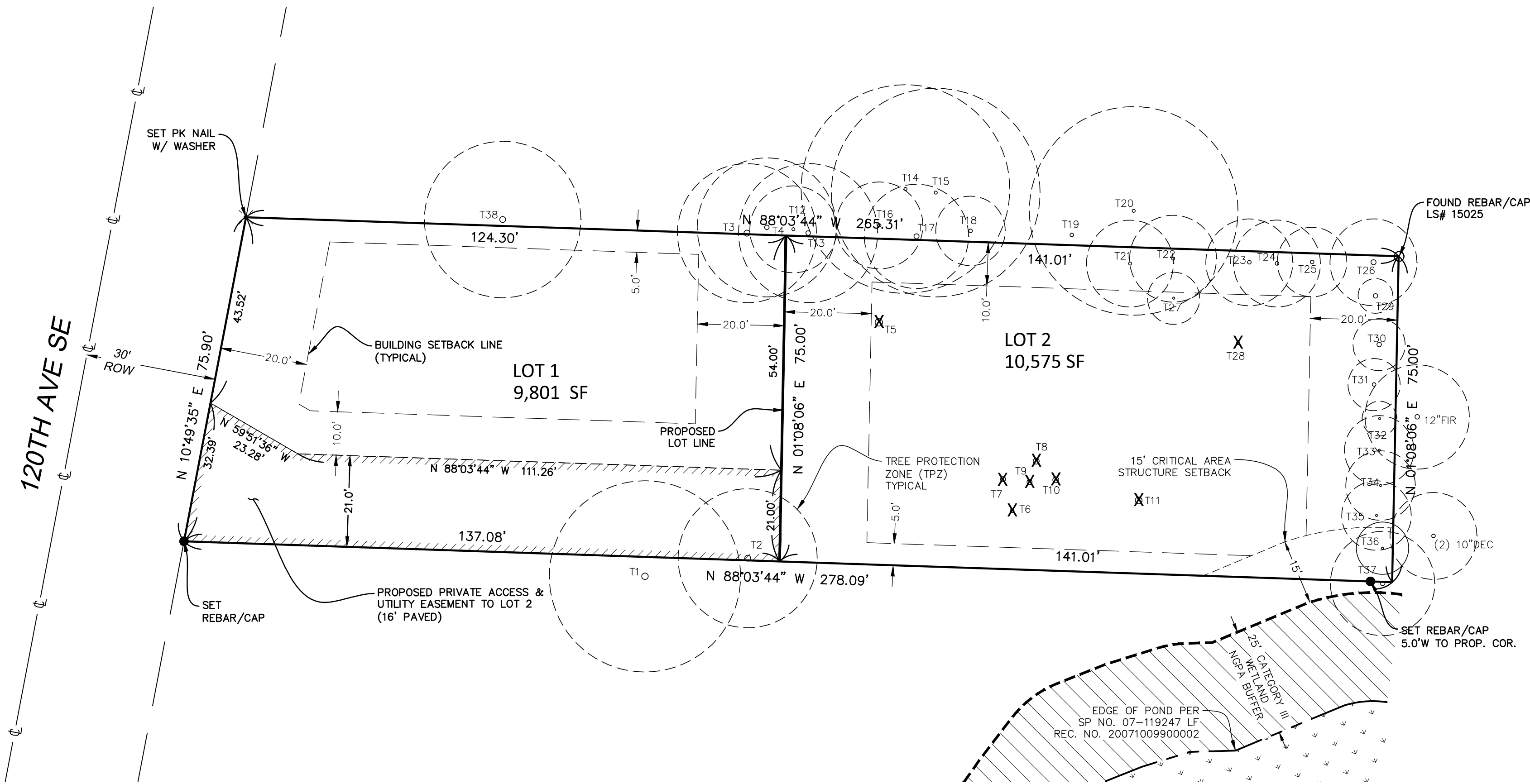
PRELIMINARY SHORT PLAT NO. 18-111651 LN

SHEET 1 OF 3

T1**	22"	SCOT'S PINE	(PINUS SYLVESTRIS)
T2	16"	WESTERN RED CEDAR	(THUJA PLICATA)
T3**	16"	WESTERN RED CEDAR	(THUJA PLICATA)
T4**	16"	WESTERN RED CEDAR	(THUJA PLICATA)
T5	18"	CHERRY	(PRUNUS SP)
T6	12"	BLACK COTTONWOOD	(POPULUS TRICHOCARPA)
T7	16"	BLACK COTTONWOOD	(POPULUS TRICHOCARPA)
T8	16"	BLACK COTTONWOOD	(POPULUS TRICHOCARPA)
T9	16"	BLACK COTTONWOOD	(POPULUS TRICHOCARPA)
T10	16"	BLACK COTTONWOOD	(POPULUS TRICHOCARPA)
T11	18"	BLACK COTTONWOOD	(POPULUS TRICHOCARPA)
T12**	10"	WESTERN RED CEDAR	(THUJA PLICATA)
T13**	16"	WESTERN RED CEDAR	(THUJA PLICATA)
T14**	24"	BLACK COTTONWOOD	(POPULUS TRICHOCARPA)
T15**	24"	BLACK COTTONWOOD	(POPULUS TRICHOCARPA)
T16**	10"	CHERRY	(PRUNUS SP)
T17**	12"	DOUGLAS FIR	(PSEUDOTSUGA MENZIESII)

SHEET 2 OF 3

A PORTION OF THE SE 1/4, OF THE SW 1/4,
SEC 9, T 24N, R 5E, W.M.



TREE ID	SPECIES	DIAMETER (DBH)	TREES WITHIN SITE INTERIOR			TREE PROTECTION ZONE (TPZ) RADIUS
			WEIGHING FACTOR	WEIGHING DIAMETER	TREES SAVED	
T2	WESTERN RED CEDAR	16"	1	16"	16"	16'
T5	CHERRY	18"	1	18"	X	
T6	BLACK COTTONWOOD	12"	0.5	6"	X	
T7	BLACK COTTONWOOD	16"	0.5	8"	X	
T8	BLACK COTTONWOOD	16"	0.5	8"	X	
T9	BLACK COTTONWOOD	16"	0.5	8"	X	
T10	BLACK COTTONWOOD	16"	0.5	8"	X	
T11	BLACK COTTONWOOD	18"	0.5	8"	X	
T21	DOUGLAS FIR	10"	1	10"	10"	10'
T22	DOUGLAS FIR	10"	1	10"	10"	10'
T23	DOUGLAS FIR	10"	1	10"	10"	10'
T24	DOUGLAS FIR	10"	1	10"	10"	10'
T25	DOUGLAS FIR	8"	1	8"	8"	8'
T26	DOUGLAS FIR	10"	1	10"	10"	10'
T27	WESTERN RED CEDAR	6"	—	—	—	
T28	WESTERN RED CEDAR	10"	1	10"	X	
T29	DOUGLAS FIR	4"	—	—	—	
T30	DOUGLAS FIR	6"	—	—	—	
T31	DOUGLAS FIR	6"	—	—	—	
T32	DOUGLAS FIR	4"	—	—	—	
T33	DOUGLAS FIR	8"	1	8"	8"	8'
T34	DOUGLAS FIR	8"	1	8"	8"	8'
T35	DOUGLAS FIR	8"	1	8"	8"	8'
T36	DOUGLAS FIR	6"	—	—	—	
TOTAL				162"		
REQUIRED RETENTION				30% (48.6")		
PROPOSED RETENTION				60% (98")	98"	

X = TREE TO BE REMOVED
— = NON-SIGNIFICANT TREE



Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
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JOB #171230 DATE: 10/15/18

MN CUSTOM HOMES
PRELIMINARY SHORT PLAT



**City of
Bellevue**

PRELIMINARY SHORT PLAT NO. 18-111651 LN

SHEET 3 OF 3

SANITARY SEWER

- 1 -6" SDR 35 PVC SS @ MIN 1.0%. SEE BELLEVUE DETAIL S-17.
- 2 -6" SDR 35 PVC SANITARY SEWER @ MIN 1.0%.
- 4 -PRIVATE SEWER CLEANOUT
- 7 CONTRACTOR/OWNER WILL NEED TO LOCATE EX SS AND HAVE LINE VIDEO'D FOR CONDITION.
- 8 THE SIDE SEWER MUST BE CAPPED IN THE PRESENCE OF A UTILITY INSPECTOR (RICHARD PECKLER AT (425) 452-4369), WHO WILL DETERMINE WHETHER IT CAN BE REUSED. REUSABLE SIDE SEWERS SHALL BE TEMPORARILY CAPPED AT THE PROPERTY LINE. TEST TEES MUST BE REMOVED PRIOR TO CAPPING. **A SIDE SEWER PERMIT (UA) IS REQUIRED FOR RECONNECTION.** IF THE SIDE SEWER IS NOT REUSABLE, IT SHALL BE PROPERLY ABANDONED AT THE SEWER MAIN. THE EXCAVATION MUST MEET WISHA STANDARDS FOR SAFETY, PER PART N, CHAPTER 296-155 WAC, DEPT. OF LABOR & INDUSTRIES.

WATER IMPROVEMENTS

- 10 -1" x 1" WATER SERVICE AND METER PIT
- 11 1.5" DIA POLY PRIVATE WATER SERVICE FROM METER PIT TO HOUSE @ MIN. 36 INCH DEPTH. COORDINATE HOUSE ENTRY LOCATION WITH PLUMBING PLANS.
- 14 A WATER SERVICE (UC) PERMIT WILL BE REQUIRED IF AN UPGRADE TO EXISTING WATER SERVICE IS NEEDED.

STORM DRAIN

- 20 4" STORM DRAIN @ MIN 2.0% GRADE (ASTM D-3034 PVC)
- 21 -
- 22 6" STORM DRAIN @ MIN. 2.0% GRADE (ASTM D-3034 PVC)
- 23 -
- 24 -

STORM STRUCTURES

- 30 -TYPE 1 CB WITH STANDARD GRATE TOP
- 31 -TYPE 1 CB WITH VANED GRATE PER BELLEVUE DETAIL D-2.
- 32 -TYPE 1 CB WITH SOLID LID
- 34 -
- 35 -
- 35B -
- 36 -
- 37 6" STORM DRAIN CLEANOUT

STREET IMPROVEMENTS

DETAILS C3.4

- 60 -
- 61 -
- 62 DRIVEWAY APPROACH PER DETAIL SW-190-1
- 63 -
- 65 -

SOILS

VASHON LODGEMENT TILL WITH SOME WEATHERED TILL IN UPPER 2 FEET. SEE INFILTRATION EVALUATION BY BATTERMANN GEOTECHNICAL JAN 2018.

LOT 1 DISPERSION TABLE

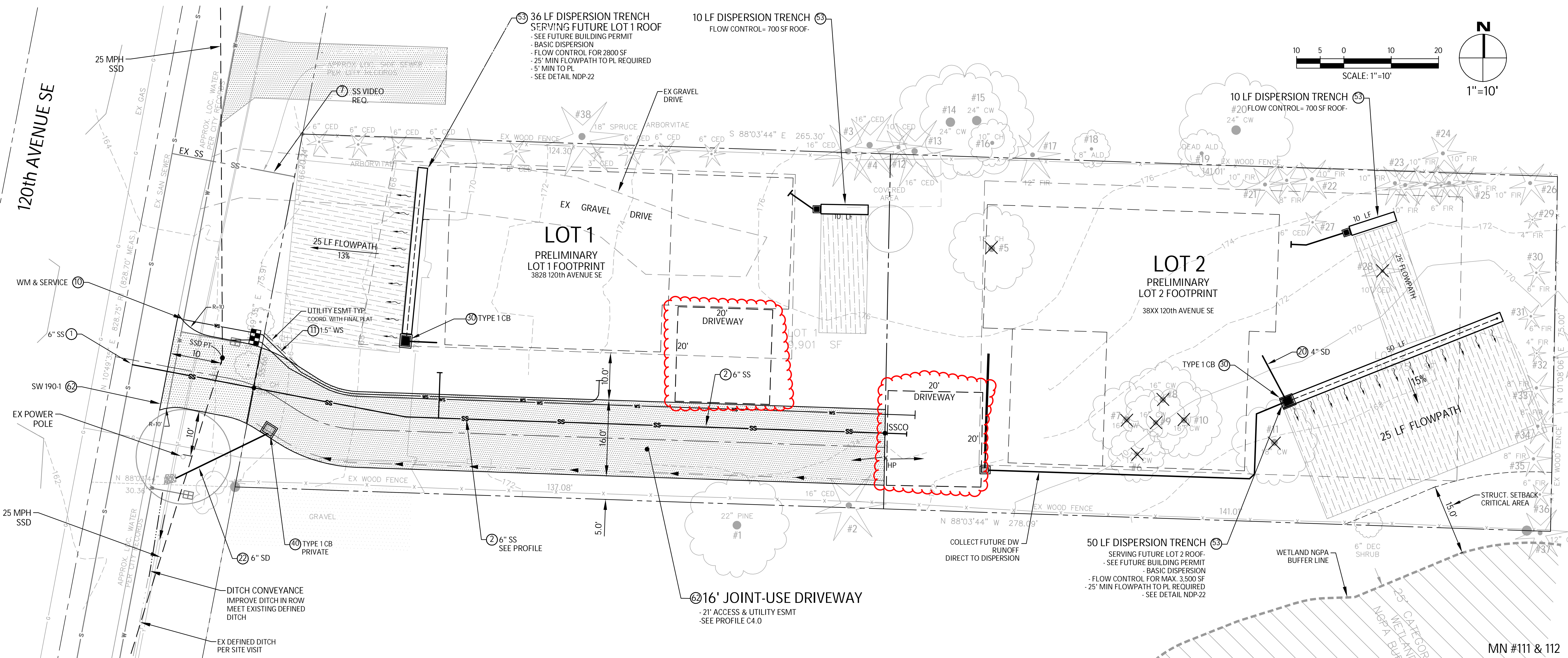
Dispersion Length Sizing Table			
Max tributary Area (sf)	4000	SF	Max Imperv. tributary to dispersion trench(s)
10 LF / 700 sf Unit Length Requirement	0.01429		
Required minimum Length=	57	LF	size based on 700 sf/10 LF
Length provided	46		36 footer + 10 footer shown on prel C3.0. This should handle 100% of roof area

LOT 2 DISPERSION TABLE

Dispersion Length Sizing Table			
Max tributary Area (sf)	4000	SF	Max Imperv. tributary to dispersion trench(s)
10 LF / 700 sf Unit Length Requirement	0.01429		
Required minimum Length=	57	LF	size based on 700 sf/10 LF
Length provided	60		50 footer + 10 footer

STORMWATER FLOW CONTROL BMP'S

- 50 -DETAIL NDP-3: COMPOST AMENDED SOIL TO ALL DISTURBED AREAS (SEE DETAIL NDP-1 ON SHEET C3.5). RESTORE DISTURBED SOILS BY TILLING 2-3" OF COMPOST INTO UPPER 8" OF SOIL. LOOSEN COMPACTED SUBSOIL, IF NEEDED, BY RIPPING TO 12" DEPTH. MULCH LANDSCAPE BEDS AFTER PLANTING.
- 51 -
- 52 -
- 53 -(BASIC) DISPERSION TRENCH PER BELLEVUE DETAIL NDP-22. SEE PLAN FOR LENGTH. FINAL DESIGN WITH CONSTRUCTION PLANS
- 54 -
- 55 -
- 56 -
- 58 -

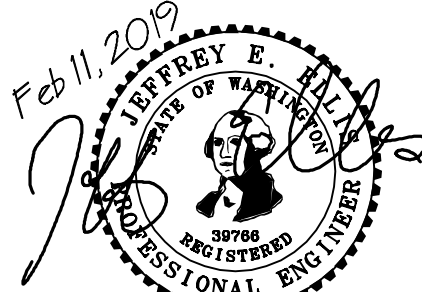


NO.	DATE	BY	REVISIONS

APPLICANT
MN CUSTOM HOMES
JOE NAESETH
1412-112TH AVE. NE, SUITE #200
BELLEVUE, WA 98004
CELL: 206.443.9141



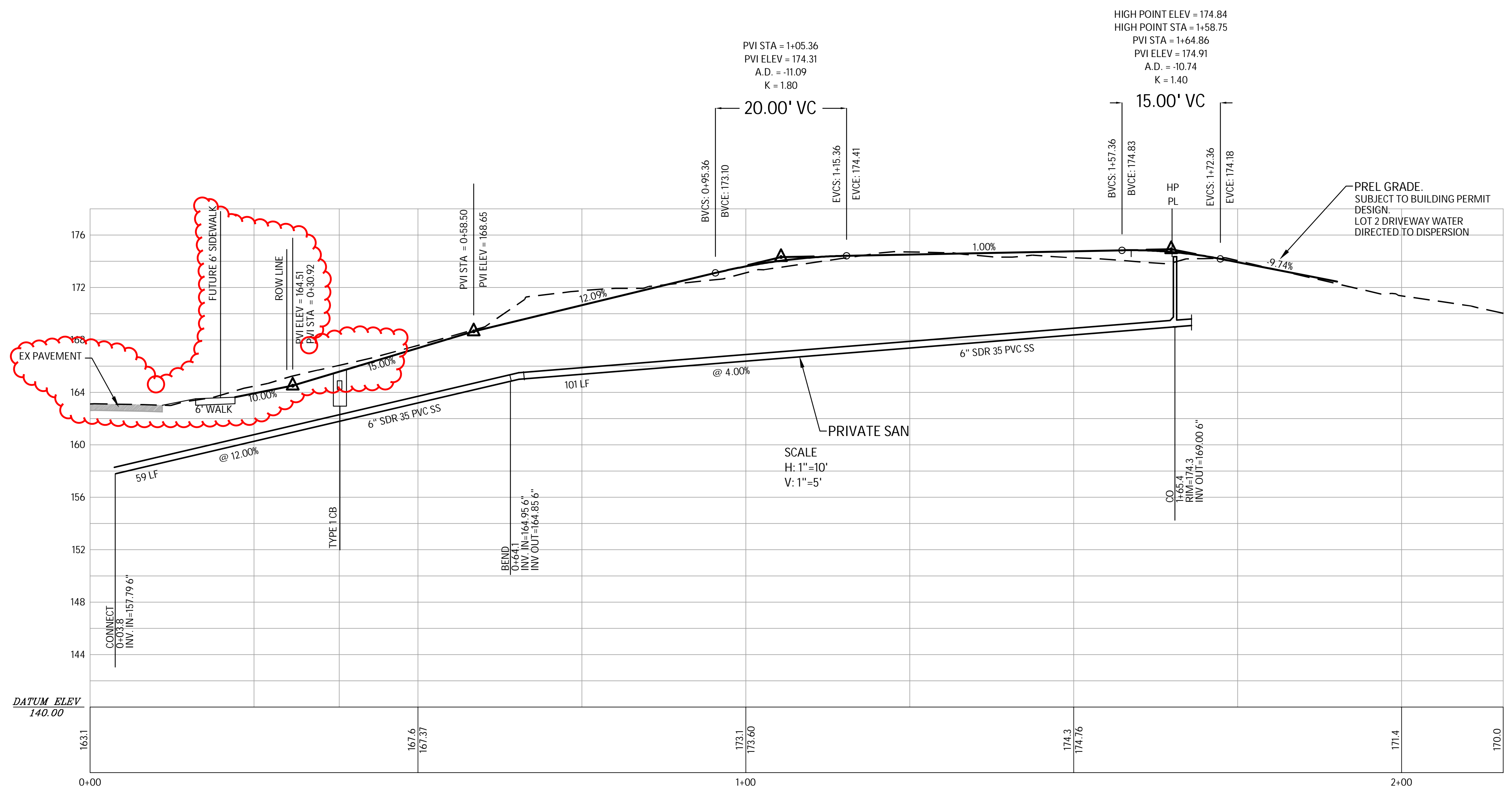
DATE: Feb 11, 2019
JOB# 1680
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ELECTRONIC SIGNATURE



CIVIL ENGINEERING
SOLUTIONS
102 NW CANAL STREET
PHONE: 206.930.0342
SEATTLE, WA 98107
DUFFY@CESOLUTIONS.US

PREL. SITE ENGINEERING
By MN CUSTOM HOMES
MNCH 2-LOT SHORT PLAT 18-111651- LN
3828 120th AVENUE SE, BELLEVUE, WA 98006

DRAWING NO:
C3.0
18-111651-LN
APN 544830-0370



PRELIMINARY PRIVATE DRIVE PROFILE

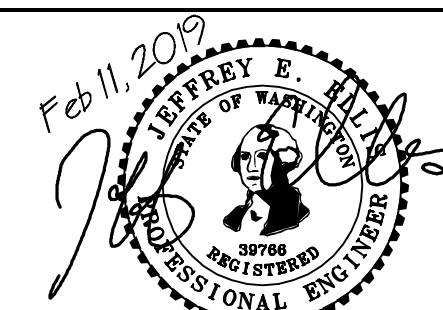
MN #111 & 112

NO.	DATE	BY	REVISIONS

APPLICANT
MN CUSTOM HOMES
JOE NAESETH
1412-112TH AVE. NE, SUITE #200
BELLEVUE, WA 98004
CELL: 206.443.9141



DATE: Feb 11, 2019
JOB# 1680
DRAFTED: CH DESIGN: DE
ELECTRONIC SIGNATURE



CIVIL ENGINEERING
SOLUTIONS
102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

PRIVATE DRIVE PROFILE
By MN CUSTOM HOMES
MNCH 2-LOT SHORT PLAT 18-111651- LN
3828 120th AVENUE SE, BELLEVUE, WA 98006

DRAWING NO:
C4.0
18-111651-LN
APN 544830-0370